



6

Planning Commission Study Session

TO: PLANNING COMMISSION/DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II *KN*
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THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER *chl*
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MEETING DATE: JUNE 6, 2018

SUBJECT: DR18-50 MOOG INDUSTRIAL BUILDING

STRATEGIC INITIATIVE: Economic Development

Encourage the protection and expansion of the land designated in the General Plan for Employment uses.

REQUEST

DR18-50, Moog Industrial Building: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.6 acres, generally located at the northeast corner of Guadalupe Road and Colorado Street, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Deutsch Architecture Group
Name: Randy Hilleboe
Address: 4600 E. Indian School Rd.
Phoenix, AZ 85018
Phone: 602-840-2929
Email: rhilleboe@2929.com

Company: Wentworth Property Co.
Name: David Dickson
Address: 802 N. 3rd Avenue
Phoenix, AZ 85003
Phone: 602-875-5025
Email: ddickson@wentprop.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 18, 1979</i>	Town Council approved A80-02 (Ordinance No. 253), annexing approximately 360 acres, including the subject property.
<i>September 3, 2002</i>	Town Council approved Z02-11 (Ordinance No. 1416) creating the El Dorado Tech Center PAD.

Overview

The applicant is requesting to construct an office/warehouse building consisting of approx. 34,132 square feet. The proposed building will be constructed as phase one of an overall master site plan on 3.6 acres that will contain a future second phase on the far east side of the site with two (2) 4,800 square foot industrial buildings. The site is generally located at the northeast corner of Guadalupe Road and Colorado Street and zoned Light Industrial (LI) within the El Dorado Tech Center Planned Area Development.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial (LI)	Light Industrial/PAD (LI)	Light Industrial (Walters and Wolf)
South	Light Industrial (LI)	Light Industrial/PAD (LI)	Light Industrial (Rigid Industries LED Lighting)
East	Light Industrial (LI)	Light Industrial/PAD (LI)	Light Industrial (Paragon Vision Sciences)
West	Light Industrial (LI)	Light Industrial/PAD (LI)	Light Industrial (Maximus Arizona Works)
Site	Light Industrial (LI)	Light Industrial/PAD (LI)	Vacant

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Maximum Building Height	55'	30'
Minimum Building Setbacks		
Front	30'	81'
Side to Street	20'	84'
Side to non-residential	0'	80'
Rear to non-residential	0'	41'
Minimum Required Perimeter Landscape Area		
Front	25'	25'
Side to Street	20'	25'
Side to non-residential	5'	5'
Rear to non-residential	5'	5'
Landscape (% of net lot area)	15%	28%

DISCUSSION:

Staff has recently completed the first review of the project and has provided comments to the applicant. Staff is supportive of the overall development and is bringing the project forward to Study Session to receive general Planning Commission/DRB input concerning the design of the site.

Site Plan:

The project as stated will consist of a 34,132 square foot office/warehouse building in phase one on the western portion of the property and two 4,800 square foot light industrial buildings in phase two to the east.

The overall site is currently vacant land and consists of three (3) parcels totaling 3.6 acres that will be reconfigured to accommodate the proposed phased development. The site is more specifically located on the northeast corner of Guadalupe Road and Colorado Street and will have one shared access point off of Guadalupe and a secondary access point off Colorado Street. The building has been situated in a manner that is generally centered with parking fields located on the north, south and east portions of the site. Public access will be drawn from both access points along the eastern and southern boundaries. A pedestrian walkway will be located along the southern and eastern boundaries and connect to the front entrance of the building. The site fencing includes an existing 8' high perimeter screen wall along the northern boundary and a 3' high parking screen wall located in front of the parking stalls along Guadalupe Road and Colorado Street. Currently no fencing is contemplated along the eastern property line, which faces an adjacent light industrial complex.

Based on the parking ratios of office/warehouse, 103 parking spaces are required in phase one and 132 spaces are provided. Phase two will require 16 spaces and 54 spaces are shown. Bicycle parking will be provided near the main entrance of the building at the southwest corner of the site. One large truck loading space on the site will be located at the rear of the building along the north elevation and will be 12' x 45' which meets Town standards.

An employee amenity area is depicted at the southeastern corner of the building. Please note that review comments have asked the project to further shield this area so it is only accessible to employees and that seating and additional shade be provided to further enhance this amenity for employee enjoyment.

Elevations:

For phase one, the proposed Moog Building will consist of single story structure with masonry construction highlighted by the use of glass and angled steel canopies and parapet roofing at the top of the building. The proposed color palette consists of "Earth" tone colors with light tan and two different shades of gray for the main building walls and a reddish clay color for the steel canopies. As the project moves forward and the phase two buildings are submitted for review, complementary design styles will be encouraged.

Landscaping:

The landscape plan proposes a varied palette of trees and shrubs. The tree types include: Mondel Pine, Swan Hill Olive, Evergreen Elm, Live Oak, and Cascalote. Some of the shrub and ground cover types include: Rio Bravo Sage, Baja Ruellia, Red Yucca, Desert Spoon, Red Bird of Paradise, Rosemary and Yellow Lantana. Foundation landscaping is currently proposed along the east, west and south elevations. Please note that review comments have asked the project to provide foundation landscaping along the north elevation.

Landscaping along the Guadalupe Street frontage, which contains existing turf, Mondel Pine Trees and Palm Trees, was installed with the previous road widening. A few additional trees and shrubs will be added by the developer within the Guadalupe Street frontage to fill in a few gaps and areas adjacent to the main entrance. The project will contain 28% landscape area.

Grading and Drainage:

On-site retention will be provided in underground and above ground retention basins within the landscape areas along the street frontage and within the parking lots. Town Engineering Staff is in the process of analyzing the proposed site grading and drainage to ensure compliance with Town standards.

Signage and Lighting:

Wall mounted light fixtures are attached to the building on the north and south elevations. Throughout the parking lot, 25 foot tall freestanding light poles are proposed to ensure sufficient site lighting and security.

Signage is not included in this approval. Administrative Design Review approval may be required prior to permitting.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. Overall building architecture and site design.

Respectfully submitted,

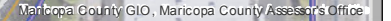
Keith Newman,
Planner II

Attachments and Enclosures:

- 1) Vicinity/Aerial Map
- 2) Site Plan

- 3) Landscape Plan
- 4) Grading and Drainage Plan
- 5) Building Elevations
- 6) Floor Plan
- 7) Lighting Photometric Plan
- 8) Colors and Materials

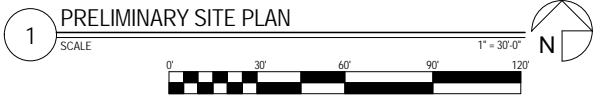
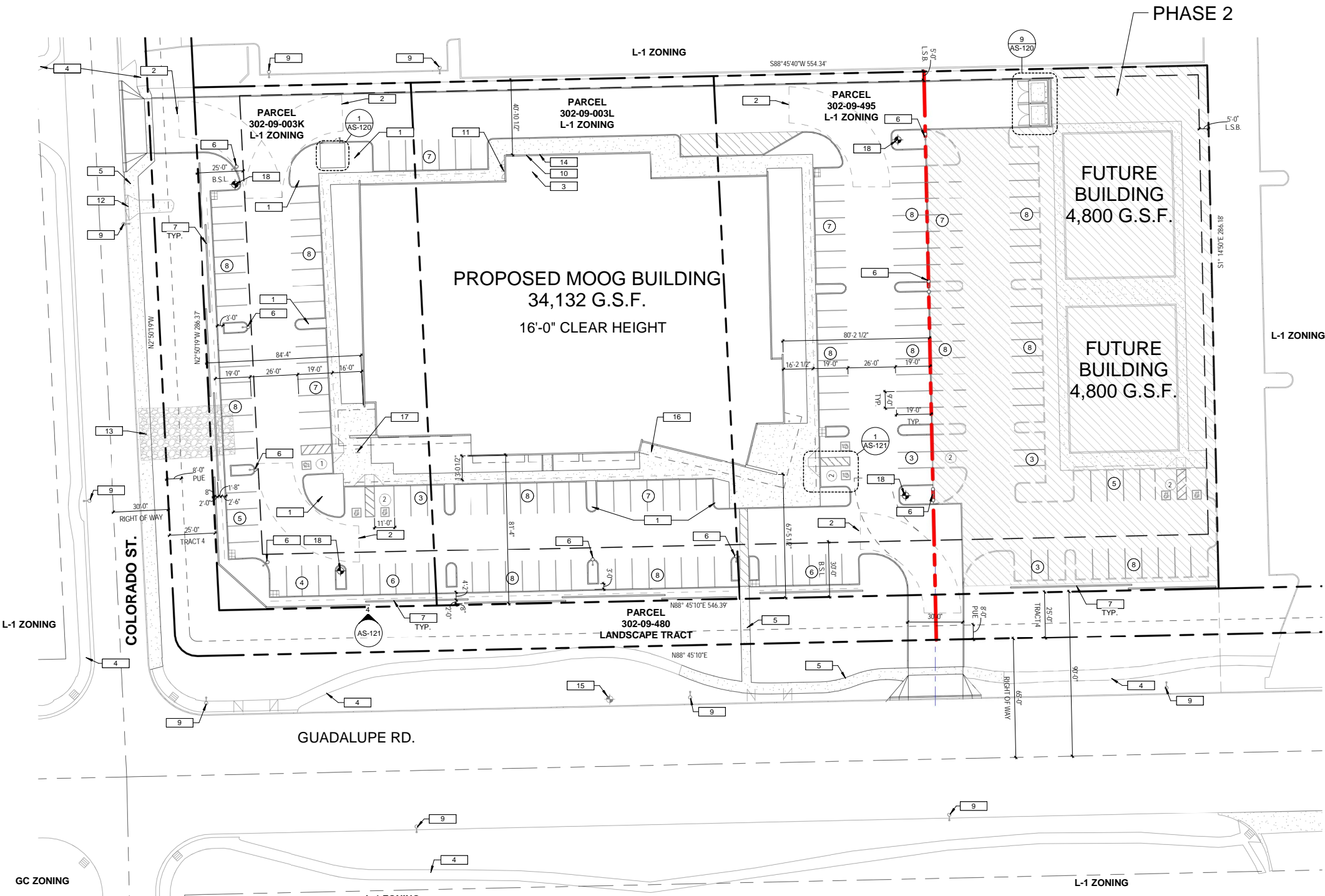
Map



DR18-50: Moog Industrial Building
Attachment 2 - Site Plan
June 6, 2018

TOWN OF GILBERT SITE NOTES

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
- A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
- B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
- C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
- A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR
- B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
9. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
- A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING; OR
- B. ROUTED UNDER GROUND.
10. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
11. ALL FREESTANDING LIGHT POLES SHALL:
- A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
- B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
- C. BE LOCATED TO AVOID CONFLICT WITH TREES.
12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22.A OF THE ULDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF A FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLAN IS 14'.
13. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION, RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED 4:1 MAXIMUM.
14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED.
15. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
16. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
17. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
18. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
19. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.



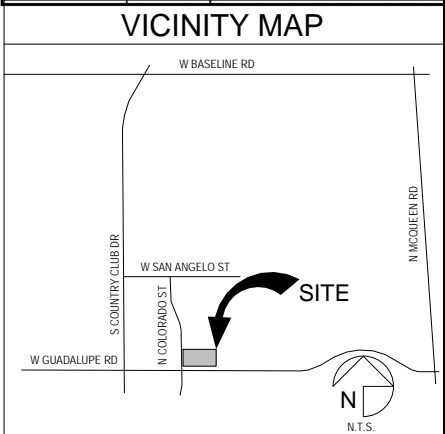
SITE DATA	
PARCEL	CURRENT ZONING
302-09-003K	L1
302-09-003L	L1
302-09-495	L1
302-09-480	LANDSCAPE TRACT
BUILDING HEIGHT RESTRICTIONS	55'

PHASE 1 BUILDING DATA			
CLEAR HEIGHT	16'		
GRADE LEVEL O.H. DOORS	1		

PARKING CALCULATION			
PHASE 1	AREA	RATIO	TOTAL
BUILDING S.F. (GROSS)	34,132		
OFFICE S.F.	23,000	250	92
WAREHOUSE S.F.	11,132	1,000	11
PARKING REQUIRED			103
ADA REQUIRED		PER ADA 208.2	5
PARKING PROVIDED			132
ADA PROVIDED			5
OVERALL PARKING RATIO		4.01	/1,000

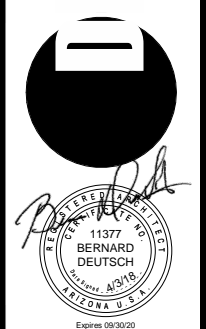
PHASE 2 BUILDING DATA			
CLEAR HEIGHT	16'		
GRADE LEVEL O.H. DOORS	1		
PHASE 2	AREA	RATIO	TOTAL
BUILDING S.F.	9,600		
OFFICE S.F.	2,000	250	8
WAREHOUSE S.F.	7,600	1,000	8
PARKING REQUIRED			16
ADA REQUIRED		PER ADA 208.2	1
PARKING PROVIDED			54
ADA PROVIDED			2
OVERALL PARKING RATIO		5.83	/1,000

COVERAGE		
TOTAL BUILDING SF	43,732	
MAXIMUM ALLOWABLE	30 %	
PHASE 1	AREA	
SITE AREA (GROSS)	169,035	20.19 %
SITE AREA (NET)	113,214	30.15 %
LANDSCAPE AREA	38,892	23.31 %
PHASE 2	AREA	
SITE AREA (GROSS)	58,249	16.48 %
SITE AREA (NET)	44,312	21.36 %
LANDSCAPE AREA	17,189	29.51 %
TOTAL	AREA	
SITE AREA (GROSS)	227,284	19.24 %
SITE AREA (NET)	157,526	27.76 %
LANDSCAPE AREA	56,081	24.57 %



KEYNOTES	
1	NEW LANDSCAPED AREA
2	EMERGENCY APPARATUS ACCESS TURNING 35' x 55' RADII
3	FIRE RISER ROOM
4	EXISTING SIDEWALK
5	NEW SIDEWALK
6	SITE LIGHTING PER ELECTRICAL
7	PARKING SCREEN SEE DETAIL
9	EXISTING STREET LIGHT
10	KNOX BOX
11	RECESSED SES PAINTED TO MATCH BUILDING
12	CONCRETE SPILLWAY
13	EXISTING RIP RAP
14	FIRE DEPARTMENT CONNECTION
15	EXISTING FIRE HYDRANT
16	EMPLOYEE AMENITY AREA
17	BICYCLE PARKING
18	NEW FIRE HYDRANT

2929.COM



4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

MOOG
NEC GUADALUPE RD. AND COLORADO ST.
NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO
CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED
FROM THE CONTRACTOR

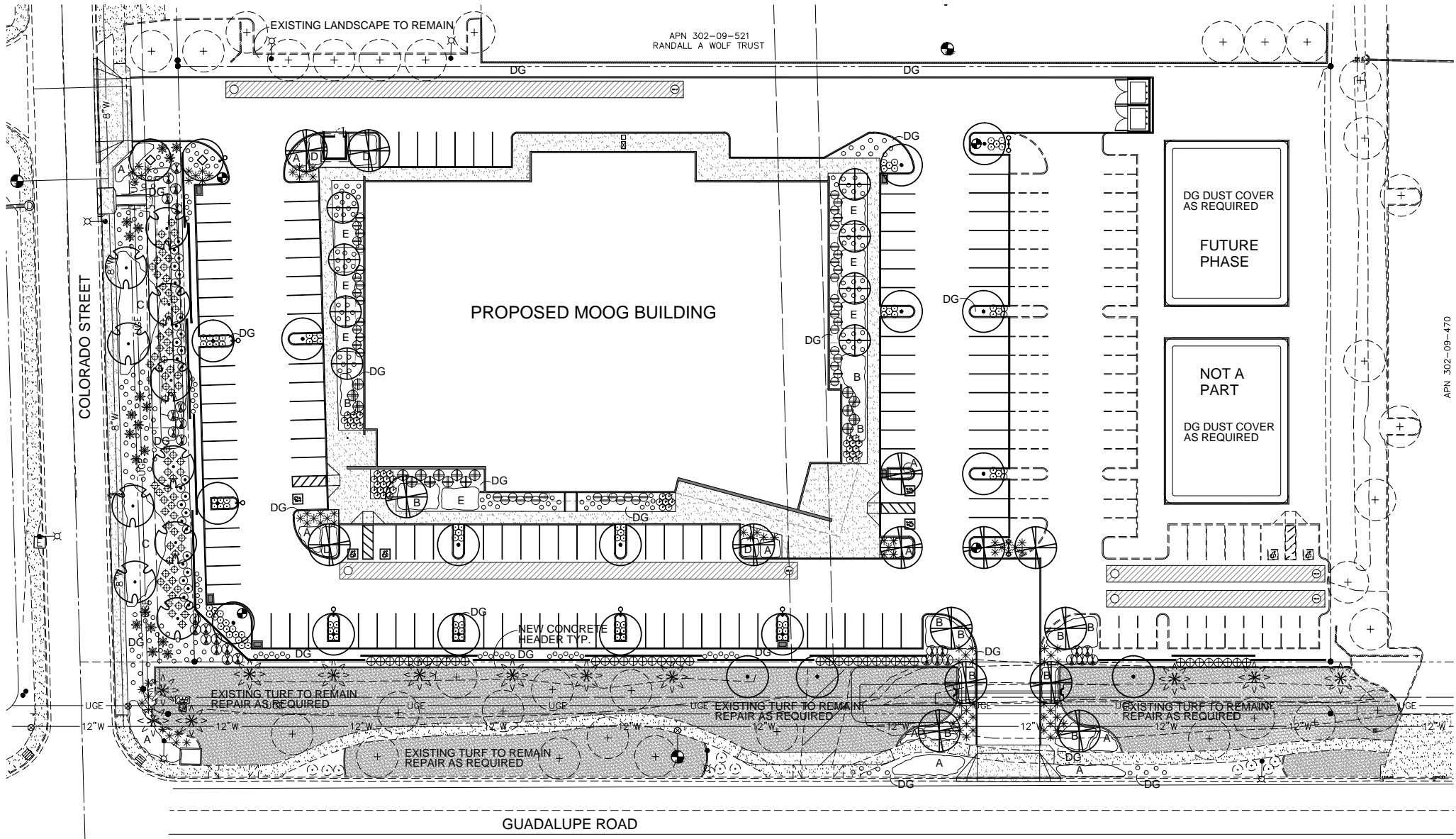
FIRST ISSUED: 04/03/2018

REVISIONS		
No.	DATE	DESCRIPTION

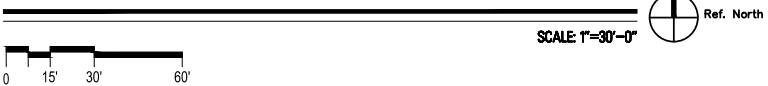
PROJECT NO: 17187.00
DRAWN BY: RAH
CHK'D BY: DTC/RAH
COPYRIGHT 2018: DEUTSCH
ARCHITECTURE GROUP

PRELIMINARY
SITE PLAN

AS-110



CONCEPTUAL PLANTING PLAN



GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED EXISTING AT ADJACENT SITE TO THE WEST, 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
2. VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
3. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT AND TOWN OF GILBERT.
4. LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
5. LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
6. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
8. PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
9. FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
10. GROUNDCOVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
11. ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
12. ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
13. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVEING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
14. ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
15. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.

TOWN OF GILBERT NOTES:

1. A Town of Gilbert permit is required for the installation of any landscape or irrigation system. Irrigation lines must be inspected before backfilling. A CD with PDF format "AS-BUILTS" of the landscape & irrigation plans are also required.
2. "Before the Town of Gilbert will accept and installed backflow device for approval the following must be accomplished: The device must be tested by a State Certified Backflow Tester and the test results forwarded to the Town of Gilbert Backflow Specialist. The Town will provide an up-to-date list of Certified Testers from which to be selected. Tester fees will be at the expense of the Installer."
3. Design of walls, entry monument sign, and ramadas as presented herein have been reviewed as conceptual only and will require a separate review and permit from the Building Department. In no case shall the depicted walls, entry monument signs, and ramadas be considered final. Approval by the Planning Department is required prior to the issuance of a Building Permit for said walls, entry monuments, and ramadas.
4. No plant material shall come within 3 feet of fire hydrants and Fire Department equipment.
5. No objects within the Town of Gilbert sight triangles shall exceed 2 feet, and trees shall have a 7 feet minimum clear canopy. All trees, shrubs, and groundcovers are to meet or exceed A.N.A. specifications.
6. Construction may begin after all permits have been obtained.

NOTE:

ALL LANDSCAPING SHALL COMPLY WITH TOWN OF GILBERT STANDARD DETAIL GIL-212 AT TIME OF INSTALLATION. ALL TREES WITHIN THE SIGHT LINE SHALL CANOPY AT 7' WHEN INSTALLED AND NO VEGETATION OR HARDSCAPE THAT WILL BE ABOVE 24" (AT MATURITY) WILL BE ALLOWED WITHIN THE SIGHT LINE.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS TO BE APPROVED BY THE TOWN OF GILBERT INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.

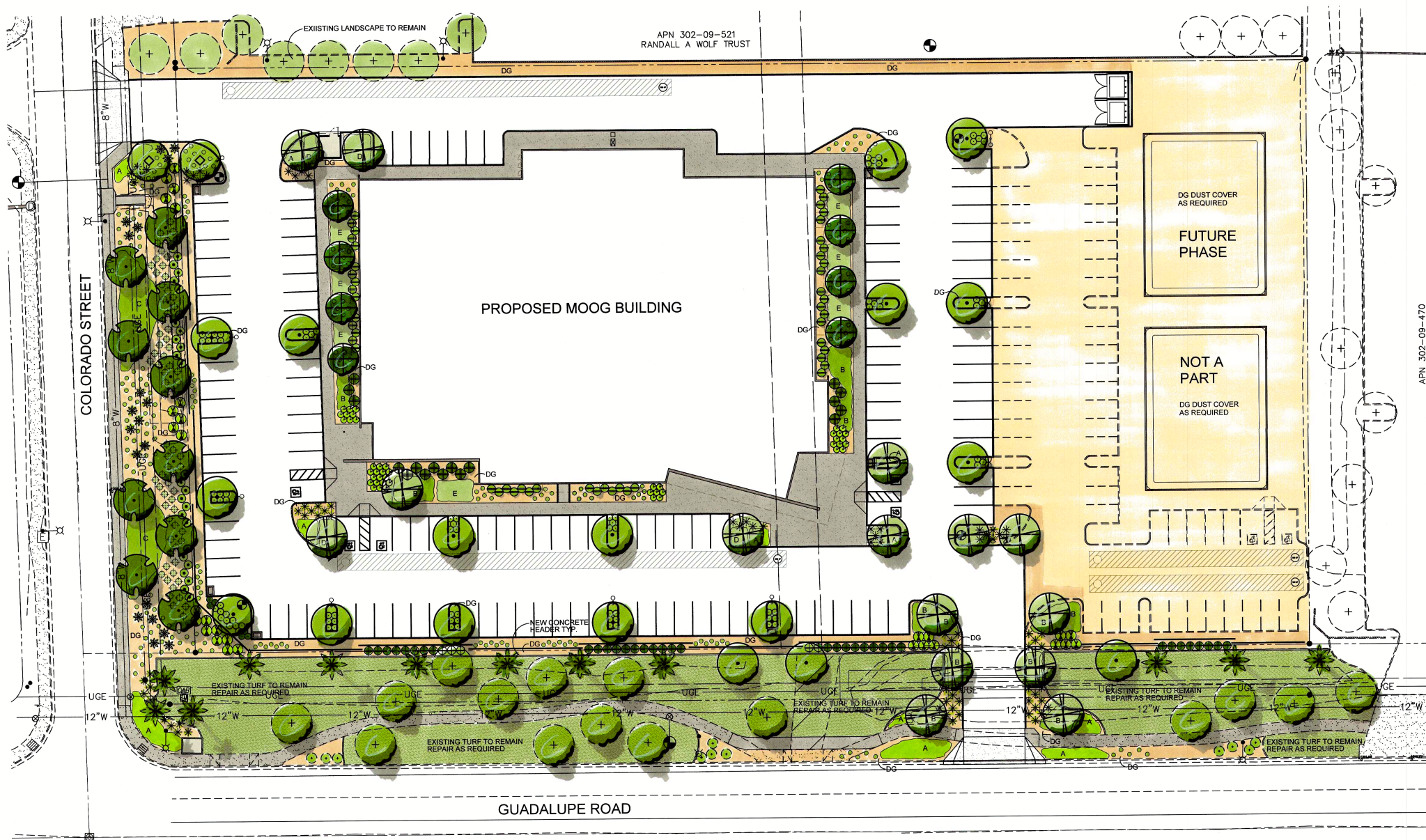
MAINTENANCE NOTE

All landscape areas and materials shall be maintained in a healthy, neat, clean, and weed-free condition.

This shall be the responsibility of the PROPERTY OWNERS.

LANDSCAPE SITE DATA

TOTAL NET SITE AREA	203.975	SQ. FT.	4.7	AC.
SQUARE FOOTAGE OF ON-SITE LANDSCAPING	42.909	SQ. FT.	21	% OF SITE
SQUARE FOOTAGE OF PUBLIC RIGHT-OF-WAY LANDSCAPING	15.023	SQ. FT.	7	% OF SITE
SQUARE FOOTAGE OF ON-SITE & ROW LANDSCAPING	57.932	SQ. FT.		



COLOR RENDERED LANDSCAPE PLAN



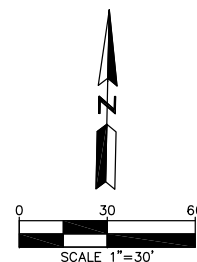
SCALE: 1"=30'-0"



CONCEPTUAL PLANT PALETTE

TREES	SIZE / COMMENTS / QTY
EXISTING PALM TO REMAIN	NA
EXISTING TREE TO REMAIN	NA
OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE	36" BOX, LOW-BREAKER MATCHED, 15 QTY
ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX, LOW-BREAKER MATCHED, 2 QTY
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX, LOW-BREAKER MATCHED, 18 QTY
QUERCUS VIRGINIANA LIVE OAK	24" BOX, LOW-BREAKER MATCHED, 10 QTY
CAESALPINIA 'SIERRA SUN' SIERRA SUN CASCALOTE SHRUBS	24" BOX, LOW-BREAKER MATCHED, 8 QTY
LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL, 95 QTY
LEUCOPHYLLUM LANGMANIEA RIO BRAVO SAGE	5 GAL, 28 QTY
NERIUM OLEANDER 'PETITE PINK' DWARF OLEANDER	5 GAL, 41 QTY
MUHLENBERGIA RIGIDA NASHVILLE GRASS	5 GAL, 70 QTY
RUSSELLIA EQUISETIFORMIS DWARF CORAL FOUNTAIN	5 GAL, 45 QTY
RUPELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 49 QTY
HESPERALOE PARVIFLORA RED YUCCA	5 GAL, 84 QTY
DASYLIRION WHEELERI DESERT SPOON	15 GAL, 19 QTY
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL, 29 QTY
TECOMA STANS 'SIERRA APRICOT' SIERRA APRICOT TECOMA	5 GAL, 17 QTY
GROUND COVER	
ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	1 GAL, 240 QTY
A LANTANA X 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL @ 3' O.C. 181 QTY
B ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL @ 3' O.C. 226 QTY
C EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL @ 3' O.C. 119 QTY
D CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL @ 2.5' O.C. 80 QTY
E ALOE X 'BLUE ELF' BLUE ELF ALOE	5 GAL @ 2.5' O.C. 182 QTY
DG DECOMPOSED GRANITE SIZE AND COLOR TO MATCH EXISTING	2" DEPTH TYP.

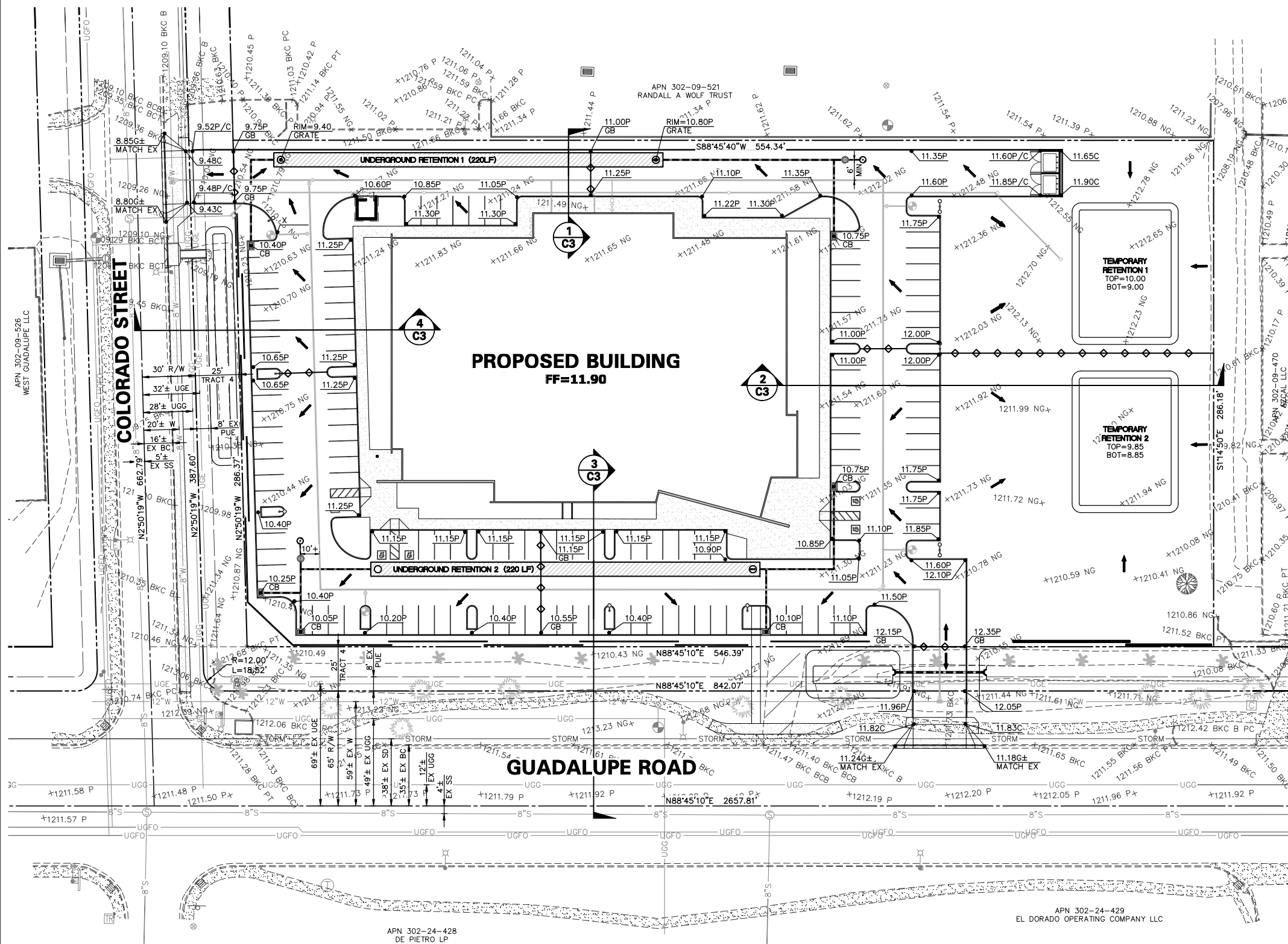
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP
1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



NET	3.62 AC
GROSS	5.22 AC

PARCEL NO. 2:
A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN, UPON OVER AND ACROSS LANDSCAPE TRACT 4 AS DEPICTED ON CONTINENTAL TECH CENTER MAP OF DEDICATION ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 308 OF PAGES, 17, ADJACENT TO PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CONTINENTAL TECH CENTER RECORDED AUGUST 8, 1986 IN 88-419846, OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED OCTOBER 06, 1988 IN 88-484774, OF OFFICIAL RECORDS; FIRST AMENDMENT RE-RECORDED OCTOBER 19, 1988 IN 88-516441, OF OFFICIAL RECORDS AND RE-RECORDED JULY 10, 1989 IN 89-312262, OF OFFICIAL RECORDS; SECOND AMENDMENT RECORDED AUGUST 7, 1996 IN 96-0558863, OF OFFICIAL RECORDS.

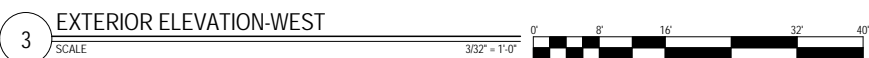
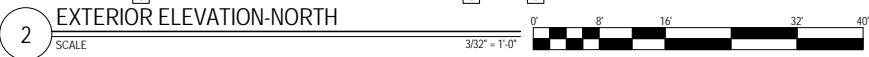
SHEET:
C1



APN 302-24-429
EL DORADO OPERATING COMPANY LLC

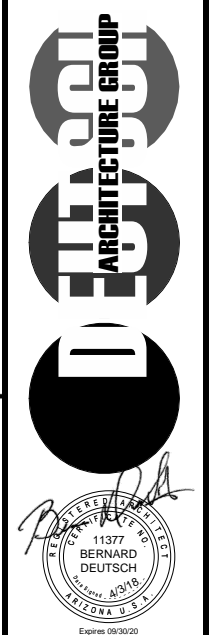


A-210





EXTERIOR MATERIAL LEGEND	
A	8x8x16", SPLIT FACE CMU, PAINTED DUNN EDWARDS "IRON FIXTURE" DE6384
B	8x8x16", SMOOTH FACE CMU, PAINTED DUNN EDWARDS "FORMAL GRAY" DE6382
C	8x8x16", SMOOTH FACE, VERTICAL SCORED CMU, PAINTED DUNN EDWARDS "NOMADIC TAUPE" DE6192
D	PAINT - DUNN EDWARDS "PRAIRIE CLAY" DET450
E	8x8x16", SMOOTH FACE CMU, PAINTED DUNN EDWARDS "NOMADIC TAUPE" DE6192
F	PAINT - DUNN EDWARDS "NOMADIC TAUPE" DE6192
G	CLEAR ANODIZED ALUMINUM FRAME WITH SOLARBAN 60 SOLARGRAY & CLEAR GLASS INSULATED GLAZING

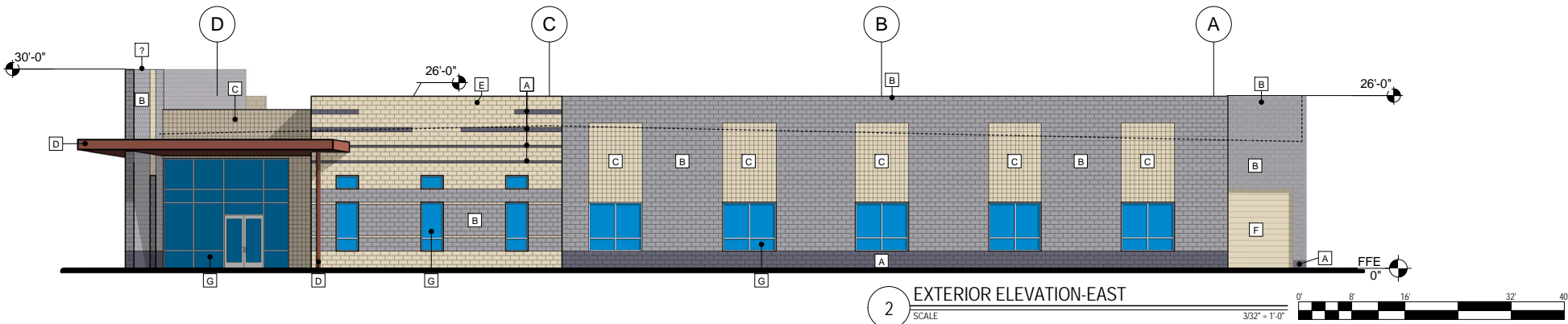


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No. 11377
State of Arizona
4/30/18

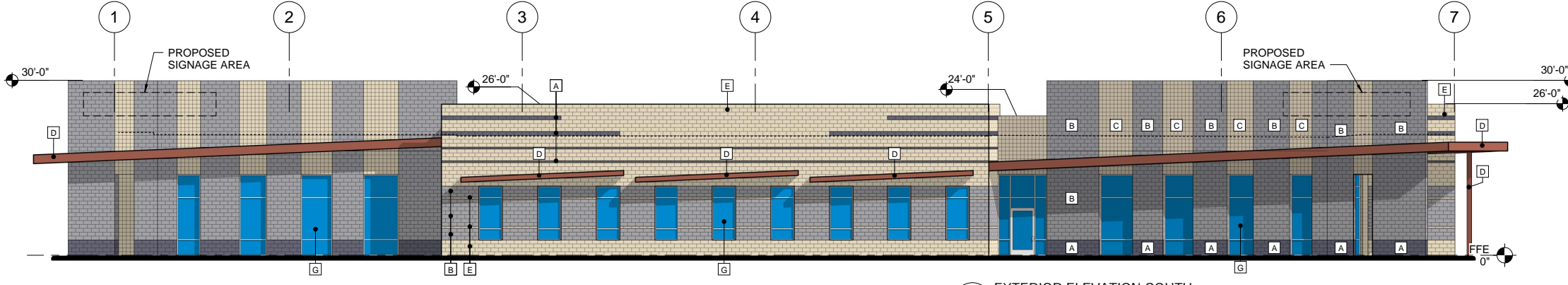
Expires: 06/30/20

4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

1 PRELIMINARY ENTRY PERSPECTIVE
SCALE



2 EXTERIOR ELEVATION-EAST
SCALE 3/32" = 1'-0"



3 EXTERIOR ELEVATION-SOUTH
SCALE 3/32" = 1'-0"

MOOG

PROJECT ADDRESS

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

FIRST ISSUED: 04/03/2018

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT NO: 17187.00
DRAWN BY: RAH/JM
CHK'D BY: DTC/RAH
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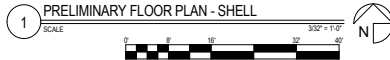
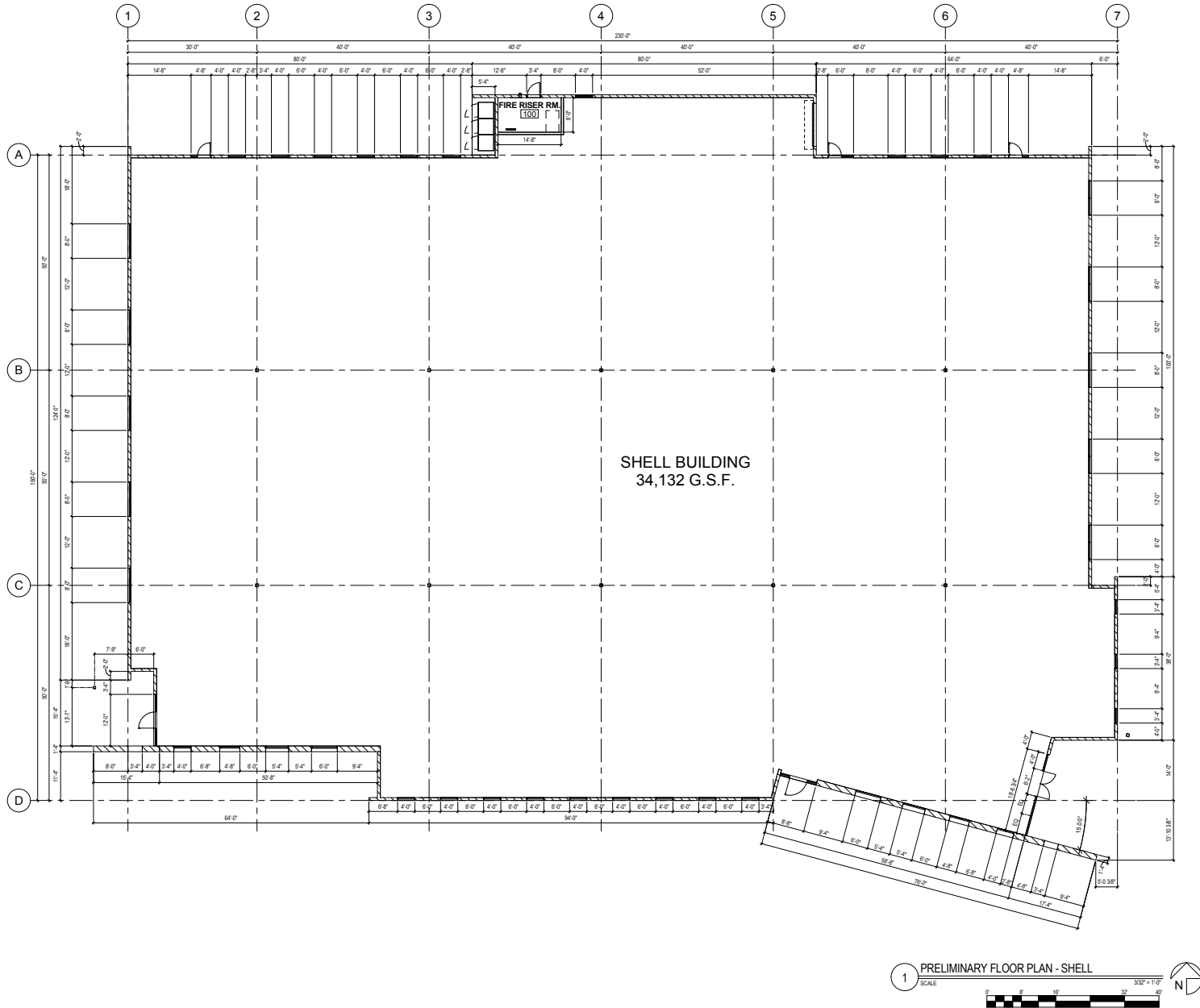
**PRELIMINARY
EAST ENTRY
PERSPECTIVE**

DR18-50: Moog Industrial Building

Attachment 6 - Floor Plan

June 6, 2018

© 2018 DEUTSCH ARCHITECTURE GROUP 4/28/2018 10:00 AM C:\Users\Helen\Documents\171818 MOOG\Attachment 6 - Floor Plan.dwg



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ARCHITECT
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STATE OF ARIZONA

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NEC W. GUADALUPE RD. AND N. COLORADO

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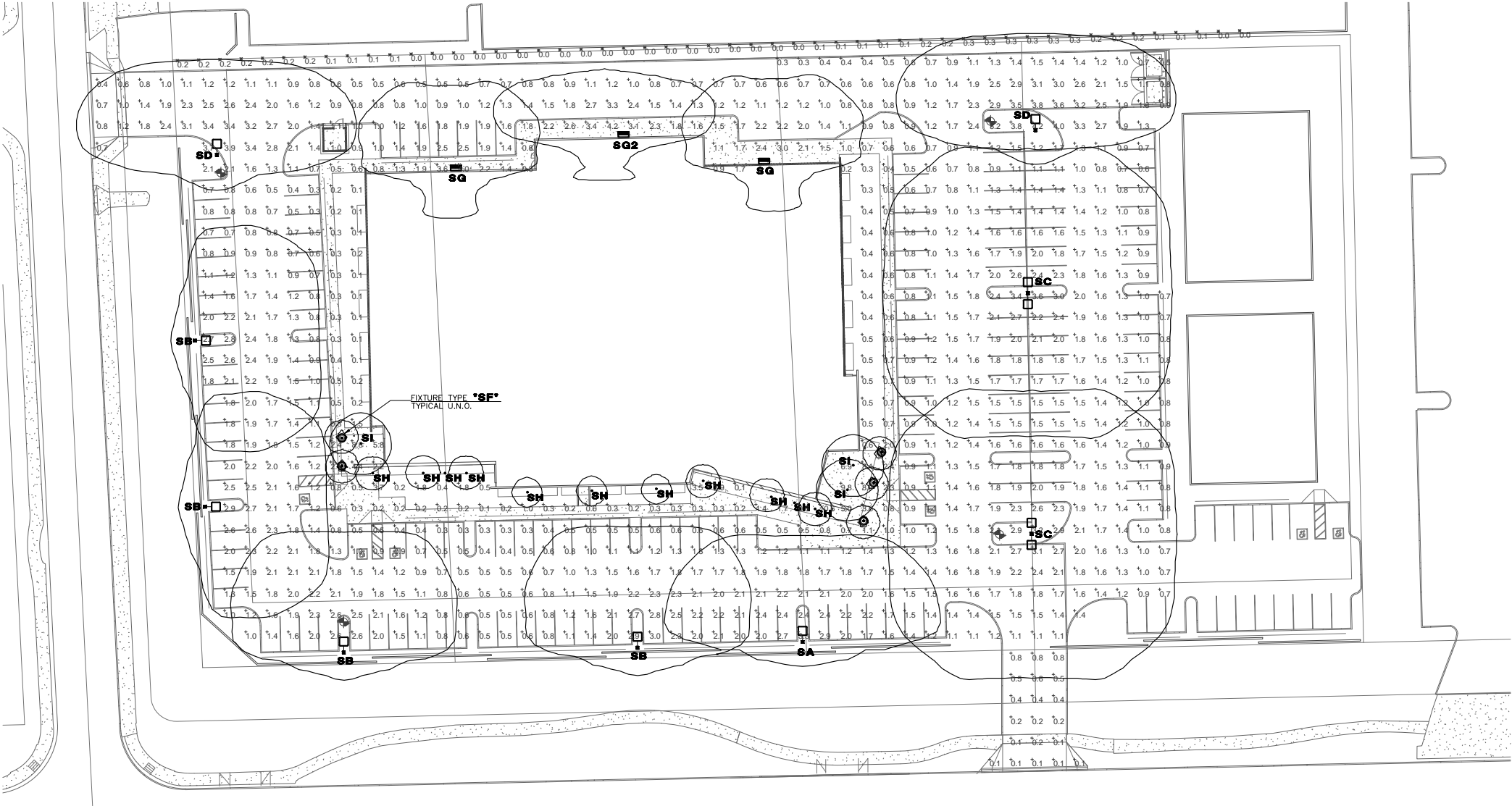
REVISIONS
No. DATE DESCRIPTION

PROJECT NO: 17187.00
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CHECKED BY: DTCORAH
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**PRELIMINARY
FLOOR PLAN**










A-110

DR18-50: Moog Industrial Building
Attachment 7 - Lighting Photometric Plan
June 6, 2018

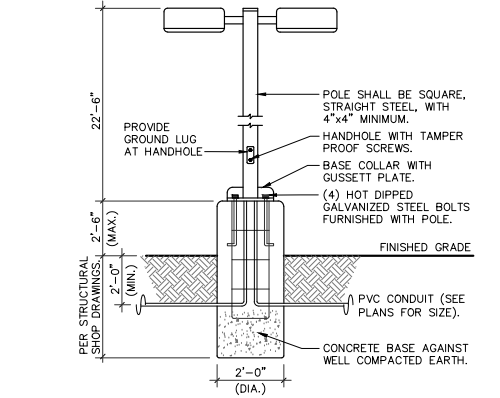


ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROP LINE NORTH - FC @ 5' AFG	✕	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.4 fc	10.6 fc	0.1 fc	106.0:1	14.0:1

Lamp										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	1	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT HS (FINISH) / SSS 22.5' W/2.5' BASE	DSX1 LED P4 40K T3M MVOLT with houseside shield	LED	DSX1_LED_P4_40K_T3M_MV_OLT_HS.ies	11404	0.91	125
	SB	4	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT HS (FINISH) / SSS 22.5' W/2.5' BASE	DSX1 LED P4 40K T4M MVOLT with houseside shield	LED	DSX1_LED_P4_40K_T4M_MV_OLT_HS.ies	11006	0.91	125
	SC	2	Lithonia Lighting	(2) DSX1 LED P4 40K T5W MVOLT (FINISH) / SSS 22.5' W/2.5' BASE	TWIN-HEAD DSX1 LED P4 40K T5W MVOLT	LED	DSX1_LED_P4_40K_T5W_MV_OLT.ies	14943	0.91	250
	SD	2	Lithonia Lighting	DSX1 LED P4 40K T2S MVOLT (FINISH) / SSS 22.5' W/2.5' BASE	DSX1 LED P4 40K T2S MVOLT	LED	DSX1_LED_P4_40K_T2S_MVO LT.ies	14532	0.91	125
	SF	5	VISIONAIRE LIGHTING	EDS-1A COG 20 3 40K UNV AB BK ILS MD	11" SQ. X 41" LED LUMINAIRE 20 LED PLATE, WITH 350MA SETTING.	LED	eds-1A-HZG_T5_20L_3_55K.IES	271	0.91	20
	SG	2	Lithonia Lighting	DSXW1 LED 20C 1000 40K T4M MVOLT ELWC (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA, EMERGENCY BATTERY BACKUP	LED	DSXW1_LED_20C_1000_40K_T4M_MVOLT.ies	7420	0.91	73.2
	SG2	1	Lithonia Lighting	DSXW1 LED 20C 1000 40K T2M MVOLT ELWC (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA, EMERGENCY BATTERY BACKUP	LED	DSXW1_LED_20C_1000_40K_T2M_MVOLT.ies	7373	0.91	73.2
	SH	9	Gotham Architectural Lighting	ICO CYL 40/10 4AR LSS 20D CRI80	ICO CYL 4000K 1000 LUMENS 20 DEGREE BEAM	LED	ICO_CYL_40_10_4AR_LD_20_D_CRI80.ies	1160	0.91	11.1256
	SI	3	Gotham Architectural Lighting	EVO CYL 40/20 8AR MWD LSS EZ10	8" EVO 4000K 80 CRI 2000LM	LED	EVO_CYL_30_20_8AR_MWD_LS.ies	2287	0.91	31.55

POLE MOUNTED FIXTURE DETAIL

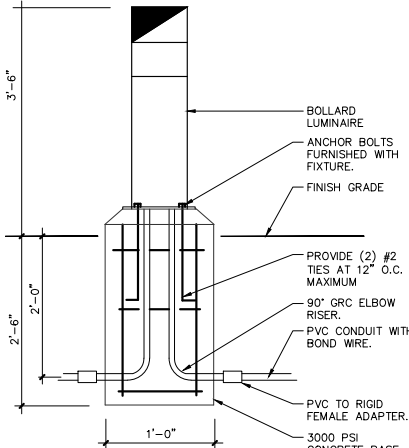


FIXTURE TYPE 'SA','SB','SC','SD'

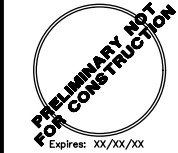
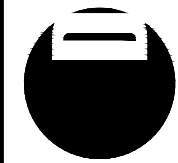
THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL PROFESSIONAL ENGINEER AND CONSTRUCTED PER STRUCTURAL ENGINEERS SEALED CONSTRUCTION DOCUMENT.

BOLLARD MOUNTING DETAIL

FIXTURE TYPE 'SF'



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FIRST ISSUED:

REVISIONS

PROJECT NO: 18081

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ELECTRICAL
PHOTOMETRIC
PLAN

DR-100

PRELIMINARY
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Project Contact/Designer: DAVID HAWKINS
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CLEAR ANODIZED
ALUMINUM
WINDOW FRAME

SOLARBAN 60 (2)
SOLARGRAY + CLEAR GLASS
INSULATING GLASS UNIT

PAINT - DUNN
EDWARDS "PRAIRIE
CLAY" DET450

DUNN EDWARDS
"NOMADIC
TAUPE" DE6192

DUNN EDWARDS
"FORMAL GRAY"
DE6382

DUNN EDWARDS
"IRON FIXTURE"
DE6384

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